Karen Johnson Davidson County
Batch # 1437184 DEEDWARR
06/23/2026 10:49:56 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20260623-0056406

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Margaret H. Taylor

Ivey Title, LLC Ref: (DL) Title No.: 64478
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Alana White Owen Maddux 9029 Sawyer Brown Road Nashville, TN 37221	NEW OWNER

TAX MAP PARCEL NUMBERS: 142090H12100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$475,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carter G. Baker, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alana White and Owen Maddux, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit 9029, together with the Carport designated as 9029C, of River Plantation Section IX, Phase II E, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 7900, pages 583 and 584, Register's Office for said County, to which source reference is hereby made for more complete details of description together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Carter G. Baker, an unmarried man, by Warranty deed from Jacqueline S. Palmer, an unmarried woman, dated August 22, 2019 an recorded on September 9, 2019, of record in Inst. No. 20190909-0091040, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, pages 583 and 584, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 8061, page 341, Book 9053, page 256, Book 9326, page 713, Book 7389, page 924, Inst. No. 20041124-0140994, Inst. No. 20180501-0041146, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of River Plantation Section Nine Condominium Homeowners Association of record in Inst. No. 20041105-0133835, said Register's Office.

This is improved property, known as 9029 Sawyer Brown Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of June, 2026.

Carter G. Baker

Carter G. Baker

State of Tennessee

County of Davidson

On this 18th day of June, 2026, before me the undersigned authority, personally appeared Carter G. Baker, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

CHRISTI W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $475,000.00.

Affiant

Sworn and subscribed before me this 18 day of June, 2026.

SEZEN YILMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary

My Commission Expires: _____

SEZEN YILMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY